	Case 22-00744 De	oc 291 Filed 01/02/2		Desc Mai	n	
Fill in th	nis information to identify the ca	ase: Document	Page 1 of 15			
Debtor N	_{ame} Property Holders, L	td				
United S	tates Bankruptcy Court for the:Norther	rn District of Iowa				
Case nu	mber: 22-00744			☐ Check if		an
Case IIui	niber: <u>22 337 11</u>			amende	d filing	
Offic	ial Form 425C					
Onic	1411 01111 4200					
Mon	thly Onerating Ren	ort for Small Rusi	ness Under Chapter 11			12/17
		ort for Oman Busi	-	10/04/202		12/1/
Month:	October, 2025		Date report filed:	12/04/202 MM / DD / YY		
Line of	business: Property Inv. & R	ental	NAISC code:	5313		
In acco	ordance with title 28, section	1746, of the United States	Code, I declare under penalty of perjury			
	_		erating report and the accompanying nts are true, correct, and complete.			
	_	Charles Davisson, Preside	· · · · · · · · · · · · · · · · · · ·			
	sione party.	On Parisson, Freside	HIL			
•	signature of responsible party	Charles Davisson				
Printed	name of responsible party	Charles Davisson				
	1. Questionnaire					
Ans	swer all questions on behalf of	the debtor for the period cover	ered by this report, unless otherwise indicate	d.		
				Yes	No	N/A
	If you answer No to any of	the questions in lines 1-9, a	ttach an explanation and label it Exhibit A			
1.	Did the business operate during			∡		
2.	Do you plan to continue to ope			✓		
3.	Have you paid all of your bills of			_		
4.	Did you pay your employees or	n time?				4
5.	Have you deposited all the rece	eipts for your business into deb	tor in possession (DIP) accounts?	4		
6.	Have you timely filed your tax r	returns and paid all of your taxe	s?	4		
7.	Have you timely filed all other r	required government filings?		u		4
8.	Are you current on your quarter	rly fee payments to the U.S. Tr	ustee or Bankruptcy Administrator?	U		4
9.	Have you timely paid all of you	r insurance premiums?		A		
	If you answer Yes to any of	f the questions in lines 10-1	8, attach an explanation and label it <i>Exhil</i>			
10.	Do you have any bank account	ts open other than the DIP acco	ounts?		V	
11.	Have you sold any assets othe	r than inventory?			√	
12.	Have you sold or transferred ar	ny assets or provided services	to anyone related to the DIP in any way?		√	
13.	Did any insurance company ca	ncel your policy?			$\overline{\mathbf{A}}$	
14.	Did you have any unusual or si	ignificant unanticipated expense	es?		\checkmark	
15.	Have you borrowed money from				\checkmark	
	Has anyone made an investme				$ \mathbf{A} $	

Case 22-00744 Doc 291 Filed 01/02/26 Entered 01/02/26 15:19:27 Desc Main Page 2 of 15 Document Case number <u>22</u>-00744 Debtor Name Property Holders, Ltd 17. Have you paid any bills you owed before you filed bankruptcy? 18. Have you allowed any checks to clear the bank that were issued before you filed bankruptcy? 2. Summary of Cash Activity for All Accounts 19. Total opening balance of all accounts 387.03 This amount must equal what you reported as the cash on hand at the end of the month in the previous month. If this is your first report, report the total cash on hand as of the date of the filing of this case. 20. Total cash receipts Attach a listing of all cash received for the month and label it Exhibit C. Include all cash received even if you have not deposited it at the bank, collections on receivables, credit card deposits, cash received from other parties, or loans, gifts, or payments made by other parties on your behalf. Do not attach bank statements in lieu of Exhibit C. s 19,823.42 Report the total from *Exhibit C* here. 21. Total cash disbursements Attach a listing of all payments you made in the month and label it Exhibit D. List the date paid, payee, purpose, and amount. Include all cash payments, debit card transactions, checks issued even if they have not cleared the bank, outstanding checks issued before the bankruptcy was filed that were allowed to clear this month, and payments made by other parties on your behalf. Do not attach bank statements in lieu of Exhibit D. 20,420.80 Report the total from Exhibit D here. 22. Net cash flow 597.38 Subtract line 21 from line 20 and report the result here. This amount may be different from what you may have calculated as net profit. 23. Cash on hand at the end of the month Add line 22 + line 19. Report the result here. 984.41 Report this figure as the cash on hand at the beginning of the month on your next operating report. This amount may not match your bank account balance because you may have outstanding checks that have not cleared the bank or deposits in transit. 3. Unpaid Bills Attach a list of all debts (including taxes) which you have incurred since the date you filed bankruptcy but have not paid. Label it Exhibit E. Include the date the debt was incurred, who is owed the money, the purpose of the debt, and when the debt is due. Report the total from Exhibit E here.

24. Total payables

(Exhibit E)

\$0

Debtor Name Property Holders, Ltd

Case number 22-00744

4. Money Owed to You

Attach a list of all amounts owed to you by your customers for work you have done or merchandise you have sold. Include amounts owed to you both before, and after you filed bankruptcy. Label it *Exhibit F*. Identify who owes you money, how much is owed, and when payment is due. Report the total from *Exhibit F* here.

25. Total receivables

\$			

1

Λ

(Exhibit F)

5. Employees

- 26. What was the number of employees when the case was filed?
- 27. What is the number of employees as of the date of this monthly report?

6. Professional Fees

28. How much have you paid this month in professional fees related to this bankruptcy case?	\$_	
29. How much have you paid in professional fees related to this bankruptcy case since the case was filed?	\$_	82,018.41
30. How much have you paid this month in other professional fees?	\$_	0
		0

31. How much have you paid in total other professional fees since filing the case?

7. Projections

Compare your actual cash receipts and disbursements to what you projected in the previous month. Projected figures in the first month should match those provided at the initial debtor interview, if any.

	Column A Projected	_	Column B Actual	=	Column C Difference
	Copy lines 35-37 from the previous month's report.		Copy lines 20-22 of this report.		Subtract Column B from Column A.
32. Cash receipts	\$ 12,050.00	-	\$19,823.42	=	\$7,773.42
33. Cash disbursements	\$12,000.00	-	\$20,420.80	=	\$8,420.80
34. Net cash flow	\$50.00	-	\$ 597.38	=	\$547.38

35. Total projected cash receipts for the next month:

\$ 12,050.00

36. Total projected cash disbursements for the next month:

12,000.00

37. Total projected net cash flow for the next month:

= \$ 50.00

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Debtor Name Property Holders, Ltd

Case number 22-00744

8. Additional Information

If available, check the box to the left and attach copies of the following documents.

- 38. Bank statements for each open account (redact all but the last 4 digits of account numbers).
- 39. Bank reconciliation reports for each account.
- ☐ 40. Financial reports such as an income statement (profit & loss) and/or balance sheet.
- 41. Budget, projection, or forecast reports.
- 42. Project, job costing, or work-in-progress reports.

Official Form 425C

Reset

Exhibit A – unpaid bills October, 2025

No unpaid bills that we know of as of October 31, 2025.

Exhibit C

October, 2025 Rents Received, sale proceeds, credits etc.

GSCU rents:

\$4,900.00

DUPACO rents:

\$16,120.00

Grand total:

\$21,020.00

Exhibit D Listing of Check/ACH/Credit Card/Cash Disbursements October, 2025

Date	Check # etc Payee		Amount	Purpose
Oct 1, 2025	Payment	Ms. Chelsea	\$110.00	Subcontractor (1713 7th Ave SE)
		Perkins		
Oct 2, 2025	Payment	Mr. Brandon	\$800.00	Subcontractor (2021 Grand Ave SE)
		Taylor		
Oct 2, 2025	Payment	Mr. Rick Smith	\$400.00	Subcontractor (2842 14 th Ave SE)
Oct 3, 2025	Payment	Linn Co Sheriff	\$60.00	Eviction service
Oct 3, 2025	Payment	Linn Co Sheriff	\$40.00	Eviction service
Oct 3, 2025	Ck# 2748	Ms. Tessa Snyder	\$299.00	Subcontractor (1713 7th Ave SE)
Oct 3, 2025	Ck# 2749	Mr. Tristan	\$260.00	Subcontractor (1713 7th Ave SE)
		Johnson		
Oct 6, 2025	Payment	Alliant Energy	\$222.86	Utilities
Oct 6, 2025	Payment	Mr. Rick Smith	\$600.00	Subcontractor (2842 14th Ave SE)
Oct 8, 2025	Ck# 13004	John's	\$1500.00	Bookkeeping
		Bookkeeping		
Oct 10, 2025	Payment	Ms. Gina Wright	\$500.00	Subcontractor (1714 6th Ave SE)
Oct 10, 2025	Payment	Mr. Brandon	\$800.00	Subcontractor (2021 Grand Ave SE)
		Taylor		
Oct 10, 2025	Ck# 2705	Ms. Tessa Snyder	\$205.00	Subcontractor (1713 7th Ave SE)
Oct 14, 2025	Ck# 2706	Mr. Tristan	\$112.00	Subcontractor (1713 7th Ave SE)
		Johnson		
Oct 14, 2025	Payment	Mr. Michael	\$150.00	Subcontractor (1714 6th Ave SE)
		White		
Oct 14, 2025	Ck# 2796	Mr. Michael	\$650.00	Subcontractor (1933 Higley Ave SE)
		White		
Oct 15, 2025	Payment	Mr. Rick Smith	\$800.00	Subcontractor (1933 Higley Ave SE)
Oct 16, 2025	Payment	Mr. Rick Smith	\$600.00	Subcontractor (1714 6 th Ave SE)
Oct 16, 2025	Payment	Mr. Jeff Nickels	\$600.00	Subcontractor (1933 Higley Ave SE)
Oct 16, 2025	Payment	Mr. Michael	\$460.00	Subcontractor (1933 Higley Ave SE)
		White		
Oct 17, 2025	Payment	Mr. Brandon	\$200.00	Subcontractor (2021 Grand Ave SE)
		Taylor		
Oct 18, 2025	Payment	Mr. Rick Smith	\$400.00	Subcontractor (1933 Higley Ave SE)
Oct 20, 2025	Ck# 2732	City Water	\$275.00	Utilities
Oct 20, 2025	Payment	Mr. Michael	\$900.00	Subcontractor (1933 Higley Ave SE)
-	,	White		
Oct 20, 2025	Payment	Mr. Jeff Nickels	\$850.00	Subcontractor (1933 Higley Ave SE)
	•	•	•	

Oct 20, 2025	Payment	Mr. Brandon	\$1100.00	Subcontractor (1933 Higley Ave SE)
Oct 20, 2025	Payment	Taylor Mr. Dewayne	\$600.00	Hauling
000 20, 2023	rayment	Oliver	3000.00	Tiaumig
Oct 20, 2025	Payment	Mr. Allen	\$400.00	Subcontractor – yard care
		Schumacher		various
Oct 21, 2025	Payment	Bur Auto	\$40.00	Auto towing
Oct 22, 2025	Payment	Mr. Rick Smith	\$700.00	Subcontractor (1933 Higley Ave SE)
Oct 23, 2025	Payment	Alliant Energy	\$191.75	Utilities
Oct 23, 2025	Payment	CR Sheet Metal	\$51.35	Supplies 838 15 th St SE
Oct 24, 2025	Payment	Mr. Allen	\$600.00	Subcontractor (351 20th St SE)
		Schumacher		
Oct 24, 2025	Payment	Ms. Tessa Snyder	\$500.00	Subcontractor (351 20th St SE)
Oct 24, 2025	Payment	Mr. Dewayne	\$600.00	Subcontractor (351 20th St SE)
		Oliver		
Oct 24, 2025	Payment	Ms. Chelsea	\$300.00	Subcontractor (1713 7th Ave SE)
		Perkins		
Oct 24, 2025	Ck# 2707	Ms. Tessa Snyder	\$60.00	Subcontractor (1713 7th Ave SE)
Oct 27, 2025	Payment	Alliant Energy	\$248.59	Utilities
Oct 27, 2025	Payment	Alliant Energy	\$537.87	Utilities
Oct 27, 2025	Ck# 2736	City Water	\$200.00	Utilities
Oct 27, 2025	Ck# 2737	City Water	\$200.00	Utilities
Oct 27, 2025	Payment	Ms. Misty Hill	\$550.00	Subcontractor (1714 6th Ave SE)
Oct 31, 2025	Payment	Mr. Michael	\$350.00	Subcontractor (1713 7th Ave SE)
		White		
Oct 31, 2025	Payment	Ms. Gina	\$400.00	Subcontractor (1713 7th Ave SE)
		Robertson		
Oct 31, 2025	Payment	Ms. Misty Hill	\$400.00	Subcontractor (351 20th St SE)

Exhibit E

Unpaid Bills October, 2025

All bills were current in October, 2025.

Exhibit F

Accounts Receivable as of October 31, 2025

There are no accounts receivable for October 2025.

P.O. Box 179 Dubuque, IA 52004-0179

(800) 373-7600 / dupaco.com

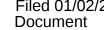
ESTATE OF PROPERTY HOLDERS, LTD DEBTOR PO BOX 2328 **CEDAR RAPIDS IA 52406-2328**

Get instant alerts + paperless statements!

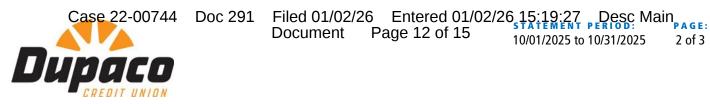
Turn on eStatements in Shine Online or Mobile Banking



	perating Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BA	
	SD - 930590815	387.03	-19,823.42	20,420.80	984.	41
DATE	DESCRIPTION	Titles: Estate of Property Holde	rs, LID Deptor in Possess	DEBITS	CREDITS	BALANCE
10/01	Previous Balance			DEBITS	CREDITS	387.
10/01	Transfer Deposit				25.80	412.
10/01	Chelsea Perkins			110.00	25.00	302.
10/01	Transfer Deposit			110.00	1,110.00	1,412
10/02	Brandon Taylor			800.00	1,110.00	612
10/02	Rick Smith			400.00		212
10/03	Sheffis office			60.00		152
10/03	Linn County Sherriffs	Office		40.00		112
10/03		Transfer Deposit Estate of Prope	rty H in Possess in	10100	445.00	557
10/03		No. 22-00744 Estate of Pr	11, 11, 111 033033 111		113.00	337
10/03	Check #2748	10. 22 007 11 Estate 0111		299.00		258
10/03		Transfer Deposit Estate of Prope	rty H. in Possess in	233.00	10.00	268
		No. 22-00744 Estate of Pr	,,		70.00	
10/03	Check #2749			260.00		8
10/06	Transfer Deposit				300.00	308
10/06		Alliant - IPL ID2420331370 Tele	phone Initiated	222.86		85
	Transaction-					
10/06	Transfer Deposit				650.00	735
10/06	Rick Smith			600.00		135
10/08	Transfer Deposit				1,500.00	1,635
10/08	Check #13004			1,500.00		135
10/10	Transfer Deposit				1,100.00	1,235
10/10	Transfer Deposit				580.00	1,815
10/10	Gina Wright			500.00		1,315
10/10	Brandon Taylor			800.00		515
10/10	Check #2705			205.00		310
10/14	Check #2706			112.00		198
10/14	Michael White			150.00		48
10/14	Transfer Deposit				650.00	698
10/14	Check #2796			650.00		48
10/15	Transfer Deposit				1,000.00	1,048
10/15	Rick Smith			800.00		248
10/16	Transfer Deposit				800.00	1,048
10/16	Rick Smith			600.00		448
10/16	Transfer Deposit				1,000.00	1,448
10/16	Jeff Nickels			600.00		848
10/16	Michael White			460.00		388



10/01/2025 to 10/31/2025



DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
10/17	Brandon Tylor	200.00		188.97
10/18	Transfer Deposit		600.00	788.97
10/18	Rick Smith	400.00		388.97
10/20	Transfer Deposit		1,000.00	1,388.97
10/20	Transfer Deposit		2,000.00	3,388.97
10/20	Check #2732	275.00		3,113.97
10/20	Michael White	900.00		2,213.97
10/20	Jeff Nickels	850.00		1,363.97
10/20	Brandon Taylor	1,100.00		263.97
10/20	Transfer Deposit		900.00	1,163.97
10/20	Dwayne Oliver	600.00		563.97
10/20	Allen Schumacher	400.00		163.97
10/20	Transfer Deposit		900.00	1,063.97
10/21	Transfer Deposit		1,300.00	2,363.97
10/21	Transfer Deposit		500.00	2,863.97
10/21	Bur Auto	40.00		2,823.97
10/22	Transfer Deposit		200.00	3,023.97
10/22	Rick Smith	700.00		2,323.97
10/23	ACH Debit PAYMENT Alliant - IPL ID2420331370 Telephone Initiated	191.75		2,132.22
	Transaction-			
10/23	Transfer Deposit		1,100.00	3,232.22
10/23	MC Purchase CEDAR RAPIDS SHEET MET CEDAR RAPIDS SHEET MET CEDAR RAPIDS	51.35		3,180.87
	IA #3859 #5008			
10/24	Allen Schumacher	600.00		2,580.87
10/24	Tessa Synder	500.00		2,080.87
10/24	Dewayne Oliver	600.00		1,480.87
10/24	Transfer Deposit		660.00	2,140.87
10/24	Chelsea Perkins	300.00		1,840.87
10/24	Check #2707	60.00		1,780.87
10/27	ACH Debit PAYMENT Alliant - IPL ID2420331370 Telephone Initiated	248.59		1,532.28
	Transaction-			
10/27	ACH Debit PAYMENT Alliant - IPL ID2420331370 Telephone Initiated	537.87		994.41
	Transaction-			
10/27	Check #2736	200.00		794.41
10/27	Check #2737	200.00		594.41
10/27	Misty Hill	550.00		44.41
10/31	Transfer Deposit		1,000.00	1,044.41
10/31	Michael White	350.00		694.41
10/31	Transfer Deposit		1,090.00	1,784.41
10/31	Gina Robertson	400.00	.,	1,384.41
10/31	Misty Hill	400.00		984.41
10/31	Ending Balance			984.41

Cleared Share Drafts (^ Indicates an Electronic Check)

(* Indicates the check number is out of sequence)

DRAFT #	DATE	AMOUNT	DRAFT#	DATE	AMOUNT	DRAFT#	DATE	AMOUNT	DRAFT#	DATE	AMOUNT
2705	10/10	205.00	2736 *	10/27	200.00	2796 *	10/14	650.00			
2706	10/14	112.00	2737	10/27	200.00	13004 *	10/08	1,500.00			
2707	10/24	60.00	2748 *	10/03	299.00						
2732 *	10/20	275.00	2749	10/03	260.00						

Document Page 13 of 15

10/01/2025 to 10/31/2025

■ SHARE DRAFT RECONCILIATION ■

EXPLANATION OF INTEREST CHARGE ON OPEN-END ACCOUNT

The INTEREST CHARGE on each open-end account shown on this statement is computed by multiplying the daily periodic rate by the daily balance of that account on each day of the billing cycle. The daily balance is determined as follows: For each day of the billing cycle we takethe balance of the account for the previous day, add any new loans and charges, and subtract any credits and payments made on that day. INTEREST CHARGES are also subtracted until you make a payment. This gives us the daily balance of your account for that day. The billing cycle is the time between each statement, which will be approximately one month.

IN CASE OF ERRORS OR QUESTIONS ABOUT LOANS ON YOUR STATEMENT

If you think your statement is wrong, or if you need more information about a transaction on your statement, write us on a separate sheet of paper at PO Box 179, Dubuque, IA 52004-0179 as soon as possible. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUND TRANSFERS (EFT)

Write us at PO Box 179, Dubuque, IA 52004-0179 or call us at 800-373-7600 as soon as you can if you think your statement or automated teller machine receipt is wrong or if you need more information about a receipt or an EFT transfer on the statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- 1. Tell us your name and account number.
- 2. Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- 3. Tell us the dollar amount of the suspected error.

We will determine whether an error occurred within 10 business day (20 business days if the transfer involved a new account) after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days (90 days if the transfer involved a new account, a point-of-sale transaction, or a foreign-initiated transfer) to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days (20 business days if the transfer involved a new account) for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit you account. Your account is considered a new account for the first 30 days after the first deposit is made, unless each of you already has an established account with us before this account is opened. We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation. You may ask for copies of the documents that we used in our investigation.

NUMBER AMOUNT	Ending Balance Shown on this Statement
\$	Add Deposits Not Shown on this Statement\$
\$ \$	Subtotal\$
	Subtract Total Outstanding Drafts\$
	Equals Adjusted Ending Balance\$
	Adjusted ending balance shown above should agree with the balance shown in your share draft book.
\$ \$	NOTE: Be sure to deduct any charges, fees or withdrawals Shown on your statement
\$	(but not in your share Draft book) that may apply to your account. Also, be Sure to add any dividends or any deposits shown on
`	Your statement (but not in your share draft book) That apply to your account.
<u> </u>	Your savings federally insured to at least \$250,000 and backed by the full faith and credit of the United States Government
\$	National Credit Union Administration, a U.S.
TOTAL \$	Government Agency EQUAL HOUSING OPPORTUNITY

Progress/plans narrative October/November 2025

Inspection-related and tenant turnover projects

October has continued to be extremely busy with working on the 2025 Cedar Rapids-required inspection lists. Specific inspection-related projects have included:

2842 14th Ave SE: in addition to straightening alignment of the garage, now the City has also required replacing the roof and siding of the garage – this work is near completion. In addition, **1714 6th Ave** required various updates after the tenant moved out (now rented). **351 20th St SE** required property maintenance repairs.

GSCU properties

During October we have continued to prepare **1933 Higley Ave SE** for sale and it should be ready in December 2025 to list. We have also concluded preparations for selling **1713 7**th **Ave SE**, which had been a rental. This property was listed for \$229,000 in November and there have already been multiple showings and interest. When these two properties are sold, the proceeds should be sufficient to retire the GSCU obligation. According to GSCU on Friday November 28, 2025, the total balance due is \$234,307.00. With the sale of 1713 7th Ave SE and after closing expenses the net proceeds will be approximately \$207,250 which will bring us within \$27,057 of paying off GSCU, which will be accomplished with the sale of 1933 Higley Ave SE, approximate list price of \$140,000.

We have also continued renovations of **1719 Bever Ave SE** in preparation for sale – the exterior has been completed; interior work has begun and should be completed by early 2026. Sale of this property would be sufficient to get caught up on property taxes and other reorganization expenses.

DUPACO properties

1047 27th St NE – this property has now sold for the third time; this time it sold for \$180,000. All inspections have been completed and the closing is scheduled for December 3, 2025, with all net proceeds going toward DUPACO.

2021 Grande Ave SE - We are nearly done renovating and will finish preparations to sell this property for approximately \$180,000; we anticipate listing it in late 2025 or early 2026.

130 Thompson Dr, apt 324 – this condominium is in the early stages of preparation for sale and the listing is expected to be early 2026.

With the sale of 1047 27th St, 2021 Grande Ave and 130 Thompson Dr, this should provide enough in net sales to be very close, if not meet the agreed-upon target amount of \$950,000.00 for the remaining DUPACO mortgages as well as bringing taxes current.

This will leave 16 DUPACO properties with a current market value of approximately \$3,100,000 and a mortgaged amount of approximately \$950,000.00, which is 30.6% LTV. With the remaining six properties left after GSCU is paid off, the roughly \$1,100,000 in market value will give the entire portfolio a value of \$4,200,000.